

Exhibits H-1 and H-2

Units Destroyed and Future Replacements

Exhibits H-1 and H-2 relate to dwelling units that agencies must replace, if destroyed or removed from the housing stock as a result of redevelopment activities. Health and Safety Code, Section 33413(a) requires agencies to develop “replacement plans” to fulfill their replacement requirements within four years. Since January 1, 1996, all agencies have been subject to the replacement requirements regardless of the adoption date of the redevelopment plan.

Exhibit H-1 identifies, by income category, the number of dwelling units occupied by elderly and other households that were either removed or destroyed during the reporting year. This reporting year, agencies reported the loss of a total of 810 housing units consisting of these income groups: 614 very-low, 153 low, 30 moderate, and 13 other (above moderate income). Of the total number of housing units removed from the housing stock, 95 were identified as occupied by elderly households and 715 were reported as occupied by non-elderly households.

In Exhibit H-2, agencies reported they must replace 586 units ensuring that replacement units have at least 1,240 bedrooms (redevelopment law requires that replacement units must have an equal or greater number of bedrooms as the units destroyed). Prior to January 2002, agencies had to ensure that 75 percent of units removed or destroyed would be replaced with units that are available at an affordable cost to the same household income group as was displaced. In 2002, Assembly Bill 637 took effect changing the 75 percent same household income group requirement to 100 percent. Prior to Assembly Bill 637, replacement units were required to remain available at an affordable housing cost for the longest feasible time but not less than the duration of the redevelopment plan (generally at least 30 years). Assembly Bill 637 further amended the law to specify that affordability restrictions last for at least 45 years for owner units and 55 years for rental units.